## 150 HOUSES FOR SALE

### Ker & Stephenson Ltd.

**OAK BAY**
EXCELLENT VALUE

Situated north of the Avenue this well kept, attractive stucco bungalow should definitely be on your "must see" list. Through hall to large living room, guest size dining room, three nice bedrooms, excellent kitchen, utility room. Full bright basement. Oil heating. Splendid garden. DON'T MISS THIS OPPORTUNITY! Price ..... $16,500
Exclusive Listing.
Please call EV 5-3411 and ask for Mr. Wagner, Mr. Ford or Mr. Speed

**GOWARD RD.**
**$4200**

Two large lots, 1.84 acres partially cleared, with small house, good well and electric pump. For further information call Mr. Lemmon at EV 5-3411 anytime.

**OAK BAY BUNGALOW**
NEAR GOLF LINKS

LARGE LIVING ROOM WITH FIREPLACE AND UNIQUE DINING AREA WITH OAK FLOORS. TWO SPLENDID BEDROOMS. PEMBROKE BATHROOM. ELECTRIC KITCHEN AND UTILITY ROOM. AUTOMATIC HEAT. COPPER PIPE AND LOVELY SMALL GARDEN. A VERY ATTRACTIVE INSULATED 12-YR-OLD COTTAGE IN SPLENDID CONDITION INSIDE AND OUT. QUICK POSSESSION.
PRICE ..... $11,900
EV 5-3411 E. J. Fatt EV 3-6536

**GLANFORD FOR ONLY $11,850**

You can own this attractive 2½-year-old bungalow with every convenience for comfortable living. This well-kept home has a lovely "L" shaped living and dining room with fireplace, two bedrooms, cab kitchen, 4-pce bathroom, full cement basement with recreation room almost completed. Oil heat and drive-in garage.
For further information call Mr. Lemmon at EV 5-3411 anytime.

**Tattersall Drive Area**

Very smart 6-room split-level home in secluded area. Living room, dining room, 3 bedrooms, cabinet kitchen. Drive-in garage. Oil HA heating. Ready to move in. A VERY ATTRACTIVE HOME!
Full price ..... $13,500
Down payment $3,000.
To inspect please phone BERT DAYKIN
EV 5-3411 EV 2-0255

**TWO "Multiple Listings"**

No. 1 SEAFRONTAGE
PRIVATE BEACH
LOT 100x300
12 YEARS OLD
STUCCO
2 BEDRMS, PORCH
BASEMENT, OIL HEAT
DRIVE-IN GARAGE
ONLY ..... $21,000

No. 2 CADBORO BAY
$3,950 CASH
STUCCO—3 YEARS
6 ROOMS
3 BEDROOMS
FULL BASEMENT
AUTO OIL
COLORED BATH FIXTURES
BIG LOT
$9,000 MTGE. 5½%
PRICE ..... $14,950
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

**OAK BAY EXCLUSIVE**

Spacious two-bedroom, full basement home in first-class shape, package oil heat. Ideal retirement home on a quiet street near Uplands Golf Course. Full price
**$16,500**
J. H. Ford, W. E. Speed, Larry Wagner at EV 5-3411 anytime.

**SEAFRONT OAK BAY**

5-room suite, 2 yrs old, 24' LR-DR, oak floors. Two 16' bedrooms. Elec kitchen, range, frig, tile bath, carport. Storage room. Price ..... $18,500
Monthly payment, including taxes, upkeep, heating, $45. Please contact
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

**WESTERN HOMES LTD.**
611 YATES STREET

ALL DOWN PAYMENTS CONSIDERED

Brand new 3-bedroom home on sewer and on lovely treed lot. (IMMEDIATE POSSESSION). Living room with fireplace, dining room, modern cabinet kitchen, 4 pce Pemb bath, full high basement, auto oil heat. Close to schools and transportation. Phone quickly on this one. Howard Blake, EV 2-2157, res. EV 2-6719.

**$1000 DOWN NEW NHA**

Completion in 10 days on this 3-bedroom, full basement bungalow in Saanich. Price $13,650. Mr. Evans, EV 2-2157, EV 5-5533.

**BUILD NHA NO DOWN PAYMENT**

Use the equity in your home, property or mortgages. For full particulars call Howard Blake, EV 2-2157, res EV 2-6719.

**THE ROYAL TRUST CO.**

Excellent buy. Four-room stucco bungalow. Eight years old. Full basement. Hot-air furnace. Drive-in garage. Consisting of through hall, living room, modern kitchen, 2 bedrooms, 4-pce bath. Only ..... $8900
Ten Mile Point. Large 5-room stucco bungalow. Attached garage. Lot approximately 107x350. Through hall, large living room and dining room, modern kitchen, 3 bedrooms, den or extra bedroom. Electric heating. Price ..... $14,950
A. E. Coles
The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8753

## 150 HOUSES FOR SALE

### Oak Bay Realty
FOR OAK BAY HOMES

**OAK BAY SOUTH**
**2 BLOCKS "VILLAGE"**

Very attractive 5-room bungalow on small, well-kept lot. Ideal for retirement. Good living room, sun room, guest sized dining room, lovely kitchen. Two bedrooms, etc. Full basement with oil hot water heat. Priced to sell at ..... $12,600
Call R. Reynolds, EV 5-7707, anytime

**CEDAR HILL RD.**
**4 BEDROOMS**

This attractive home consists of nearly 1,700 sq. ft. of modern living on one floor. Situated amongst the oaks on just over 1 acre of land, giving sea view, yet within easy reach of town. Two 4-piece bathrooms. Entrance hall. Separate dining room. Screened sun deck. High basement. Auto oil heating. Electric hot water. Separate 2-car garage. This property is highly recommended for value, and as an ideal home for children. Terms.
Full price ..... $19,950
B. J. Leverton, EV 5-7707 anytime.

**RETIREMENT COMFORT AND ECONOMY**

Very attractive 2-bedroom cottage in Beacon Heights area. Large living room with open fireplace. Utility kitchen and eating area. This house is less than twenty years old and has a drive-in garage. The garden is most attractively landscaped. Full price ..... $8950
For further information call R. L. Stiles, EV 5-7707 anytime.

**OAK BAY SOUTH**

Situated on a quiet residential street, this small and immaculate home would be ideal for a retiref couple. Two bedrooms, electric kitchen, cosy living room and a small sunroom together with a full basement and small but good garden all go to insure comfortable living. The price is $7,500 with $2,000 down. If you would like more information on this tremendous value please call W. G. Curtis, phone EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

**NEWSTEAD**
REALTY LTD.
766 Fort St. EV 2-8117

$1600 DOWN
$70 MONTH

3 bedrms, lge LR, through hall, smart modern kitchen, elec and gas, new auto oil heat. New wiring, full basement, sep garage, spotless inside and out. Situated in James Bay, close to all facilities.
Full price ..... $9500
D. Higgins, EV 2-8117, eves EV 2-9078.

**CITY BUNGALOW**

A grand family home, close in and to all conveniences. LR, full DR, with fireplaces, den, 2 lge bedrms, compact modern elec kitchen, plus enclosed stairway to an attractive bedroom up. Full cement basement. Hot-water heated, plus unfinished room. Separate garage. Stucco exterior. Duroid roof. Full reduced price, now only ..... $13,500
with low down payment.
To view, contact F. Salter, EV 3-8117 eves., EV 4-7239.

**COUNTRY LIVING**
20 MINUTES FROM TOWN

Attractive 5-year-old, 4-room house with large bright living room, yellow cedar panelled walls, 2 bedrms, lge kitchen, rear patio, oil floor furnace, on 1.4 high wooded acres including 10 young fruit trees.
Price ..... $10,500
Additional 1.4 acres adjoining available at $3,500. Call Vernon Clarke, EV 2-8117; eves., EV 5-1238

**CADBORO BAY**
Ranch Type Bungalow

Architect designed specially for this wooded setting and sheltered fro mprevailing winds on a southerly slope overlooking Haro Strait, this two-year-old, three-bedroom ranch type bungalow with sea views and seclusion will appeal immediately to a successful professional man or retired executive. The light mahogany panelled living room with attractive brick fireplace, built-in bookshelves, the 10x12 dinette, the cabinet electric kitchen wired and plumbed for washer and dryer, the five-piece (twin wash basins) Pembroke bathroom with colored fixtures are just a few of the many features which combine to make this the home of quiet refinement and appeal. Hardwood floors throughout, tasteful wall-to-wall carpets in the hall. Fairbanks Morse oil heating. All set in a wooded lot of nearly half an acre with access to the sea.
Full price ..... $18,500
WITH ONLY $5,000 DOWN AND A MONTHLY PAYMENT OF $127 INCLUDING TAXES, PRINCIPAL AND INTEREST AT 5¼% PER ANNUM.
CALL ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD., EV 5-6741, 24-HR. TELEPHONE SERVICE. EXCLUSIVE LISTING.

**VICTORIA REALTY LTD.**
1115 DOUGLAS ST.

Small, clean, 4-room home, on sewer. Part basement. Suit older couple. $5,200 cash or near offer. Call J. A. Dunick, EV 2-8145 or eves. GR 9-3395.

**$2000 NHA GORGE**

Move right in. This beautiful new 3-bedroom home is located in choice area of the Gorge and features an unusually attractive floor plan comprising large living room, Roman tile fireplace, family-sized L-shaped dining room. Kitchen is large, compact and cabinet. Bathroom is 4-pc Pembroke plus built-in vanity. Oil heat, full cement basement, drive-in garage. Don't be disappointed. See this home. You'll love the plastering and colors. Call Vic Wilson, EV 2-8145 or eves. GR 7-1178.

BY OWNER
**LANSDOWNE SLOPE**

3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat, all oak floors, fully landscaped and fenced. 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner.
PHONE EV 4-2834

CEDAR HILL, POSSESSION FEB. 28, $2,316.40 down—$13,975. Beautiful sparkling new NHA, 1,100 sq. ft. 3-bedrm bungalow with full basement, drive-in garage and Oil-O-Matic heating. Lovely garden lot 1 blk from school and bus. Call George Thorneloe, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd., 1923 Quadra St.

GORDON HEAD, SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 1695.

## 150 HOUSES FOR SALE

### B.C. LAND & Investment Agency Ltd.
Our 36th Year in Real Estate

**HILLSIDE-QUADRA**
**FULLY FURNISHED**

Older-style bungalow in excellent condition and situated on a good garden lot handy to all conveniences. Living room wth open fireplace, dining room, kitchen, 2 bedrooms and bathroom. Concealed stairway up to 1 room and large unfinished attic. Full cement basement and hot-air furnace with automatic coal stoker. Practically new fridge and oil range and other furnishings are in excellent condition. All ready to move in. Drive-in garage.
Price ..... $10,000
Call Mr. Hope, EV 4-4115 anytime

**GOV'T STREET**
(JAMES BAY)
**3 SC SUITES**
**$3500 DOWN**
**(OR OFFER)**

House in good condition, full basement, hot-air pipe furnace, newly painted outside. REVENUE $90 plus very good owner's suite consisting of living room with fireplace, pantry, large kitchen, stove included, 3-pce bath and large bedroom.
Price only ..... $12,950
Submit your terms!
Call J. MacKenzie, EV 4-4115 anytime

**3304 GIBBS ROAD**
**COMPLETED SOON**
**4-BR, DOUBLE PLUMBING, NHA**

This beautiful new split-level has everything to be desired in a modern family home. Spacious entrance hall and living room, mahogany panelling, picture windows, family dining room, compact kitchen with built-in WALL OVEN AND COUNTER-TOP RANGE, exhaust fan, stainless steel sink, dining area and laundry area, 3 bedrooms, 4-pce vanity bath and 2-pce vanity off master bedroom. Open stair to finished 4th bedroom (or den), and furnace room with lots of space for workshop, etc. Circular drive through the large attached carport. Buy now and select your color schemes, possession in February.
Price ..... $21,500
$12,800 NHA mortgage available.
Exclusive listings.
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime.

**UNBEATABLE VIEWS SEA AND OLYMPICS ALWAYS A JOY**

This brand new and attractive rancher is some 80' across the front with windows facing the wonderful views. Contains 6 rooms main floor, 4-pc bathrdom and two 2-pc bathrooms. Ground level has unfinished space for 2 more bedrms. Rec rm with FP and roughed in for plumbing. 2-car carport. Large lot. Owner has spared no expense in the finish of this de luxe home. You should see it today. Vacant and can be seen anytime. Oak Bay South. Price ..... $30,000
Call Mr. C. R. V. Bagshawe, EV 4-4115 anytime.

**SWINERTONS**
(Established 1889)
620 BROUGHTON ST. EV 3-7181

**OAK BAY**

Situated on a beautiful landscaped lot close to the golf course and sea is this pretty 6-room bung; 3 good-size bedrms, 4-pc bath with colored fixtures, large LR, separate guest-size DR, cab elec kit with nook, full high bsmt, automatic oil heat. Don't fail to see this ..... $18,900
Mr. Wright, EV 3-7181, EV 2-9409

**MT. TOLMIE BUNGALOW**

Compact and almost new bungalow on nice lot with private patio. Comprises L-shaped living and dining room with FP, oak floors, cab elec kit, 2 bedrooms and 4-pc bath. Basmt with rumpus and extra bedroom (ground level). Tubs, packaged oil heating, drive-in garage. Price, good terms ..... $9900
Mr. Cox, EV 3-7181, EV 3-3814

**OAK BAY**

5 large rooms plus one in bsmt. Oak floors; 4-pc Pemb bath. Full bsmt with OIL HOT-WATER HEAT, large separate garage. This attractive stucco bungalow, situated on Lincoln Road, one block to sandy beach ..... $14,200
Mr. Holland, EV 3-7181, EV 4-7659.

**$1750 DOWN $1750 OIL HOT WATER.**

5-room stucco, 2-bedrm home of 1,300 sq. ft., features large windows, oak floors, dining, plus breakfast area in smart elec kit. Full bsmt, drive-in. Quiet street. An excellent buy (with $1,750 down) ..... $12,950
Mr. Crow, EV 3-7181, EV 2-0775.

**McCANDLESS REALTY**
839 FORT ST. PHONE EV 3-6111

**Home — Revenue, $106**
JAMES BAY—4 furnished hkping rooms, plus 2½ rms for owner. Full basement, furnace, garage. Property in A 1 condition. $2,500 will handle.
Price ..... $9500

**Three Suites, $120**
Income per month. FAIRFIELD. 4 rms plus 1 in basement for owner. LIVE RENT FREE AT PRICE ..... $11,550

**Furnished Cottage**
$1495 DOWN. 8pc less 4 rms newly rewired. Durold roof. Landscaped garden. 2 bedrooms, kitchen with cab pantry. Nice living room. A GOOD BUY FOR ..... $6300

**High Quadra — Cottage**
Low down payment. 4 small rms, rewired. Dom HW tank. Nice lot and location. WITH A BIT OF EFFORT YOU COULD FIX THIS UP REAL CUTE. Price ..... $5250
Eves., Mrs. Ramsdale, EV 4-5855 or EV 3-6111 days.

**O YOU LUCKY PEOPLE!**

4 years young, near JUBILEE HOSPITAL, sparkling, sunshiny home. Wonderful buy. Anxious to sell. 2 bedrooms, living room, basement, Oil-O-Matic.
TRY $2,000 DOWN
12 years young, Cedar Hill, magnificent home, 2 bedrms, lovely dining room, basement, close in. Amazing value at ..... $10,700
LOW DOWN PAYMENT
Older home, near Oak Bay. Outside needs a coat of paint, inside is a beautiful renovation, finished modern kitchen, 3 bedrooms. IT'S A STEAL AT ..... $7500
See these for outstanding bargains in homes. These are homes and yet are investments. You can't beat them. So buy them now. Ring K. J. WILLIAMS, EV 5-6741 or GR 6-3718. Northwestern Securities of Victoria Ltd.

**BRENTWOOD**

2½ Acres in strawberries and logans with good 4-room and bath bungalow, $11,000, with $4,200 cash, bal at 5% only $40 per month.
6-room NHA bungalow on acreage, $14,500, terms.
Seaview rustic bungalow, large treed lot, $7,900 cash.
6 acres rough treed land with 3-room cottage only $4,500 terms.
See BRENTWOOD PROPERTIES
7183 West Saanich at Verdier
Keating 333

ROCKLAND AREA, 2-YEAR-OLD 3-bedroom, full-basement bungalow, 1,340 sq. ft., quiet street, near schools. Possession middle of March. $17,000. EV 2-6772.

## 150 HOUSES FOR SALE

### RANDALL'S LIMITED

**BURNSIDE**
EXTRA SUITE

Duplex, main floor, has three bedrooms, living room, dining room, cabinet electric kitchen, Pembroke bath, level walk-in basement suite, 3 rooms plus bath, $70, drive-in garage. Only one year old. Greatly reduced to ..... $15,000

**DUPLEX**
**$2500 DOWN**

Fairfield, near park and sea. 5 rooms and bath down, large self-contained three-room suite up. Fully furnished, $80. Full basement, oil heat, nice ranges up and down. Garage. Really nice home and revenue.
Asking Price ..... $14,000
On the two above, please call Mr. Davis, eves. EV 4-8614.

**$9950**
**JUBILEE AREA**

Stucco bungalow with three bedrooms, living room with fireplace, separate dining room, full basement, separate garage, black-topped driveways. New wiring. New roof. Good terms to reliable party.
For further information, Ken Lowndes, eves. GR 8-2151

**$12,800**
**NEW**
**VIEW ROYAL**

This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.
On two above, please call Mr. Lowndes, eves. GR 8-2151.

**COLQUITZ**
**$7950**

Lovely stucco bungalow, built 4 years. Living room, FP, 2 bedrooms, Pembroke bathroom, cab elec kitchen, oil furnace. Attached garage and 158' landscaped lot. Down payment $2,500 and easy monthly payments.

**COMPLETED THIS MONTH**
**$15,000**

Superior bungalow with 1,350' of living space. Large living room, dining room with French windows to patio. Three bedrooms and Pembroke bathroom. Thru hall, oak floors thruout, cab elec kitchen will be finished by expert craftsmen. Full basement with pkg oil furnace and D-I garage.
For 2 above call Mr. Sudbury, Eves. GR 9-1906

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

**BYRON PRICE**
1314 QUADRA STREET

**AS LOW AS**
**$400 CASH**
**No Gimmicks**

Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.5x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON EV 5-8892, GORDON MARSHALL, GR 9-2725 or JACK PELTON, EV 4-2784 or office EV 5-2458.

**LANGFORD DISTRICT**

This fine home has 1,120 sq. ft. of living space. L-shaped living room with fireplace; has 3 bedrooms, colored fixtures in bathroom, cabinet electric kitchen, plumbed for auto washer copper hot water tank, full cement basement, oil furnace, drive-in garage with steel overhead door. Exterior 2-tone stucco. Lot 72x128. Taxes $146.67. Close to school, shopping and transportation.
Terms ..... $10,950
Exclusive. Charles Giddy, phone EV 5-2458, res. EV 4-1690

**NEW 2-BR ONLY $6900**

Yes, $6,900 is the full price of this 850 sq ft. stucco home. Spacious 13'x19' living room, cabinet kitchen. Utility room is 8' x 9' with laundry tub. Tiled floors throughout. Cement drive to carport. On sewer close to bus and school. This won't last long, act now. Phone Lloyd Tinkham, office EV 5-2458 or Res. GR 9-4720 anytime.

**C.N. Montague & CO. LTD.**
1028 Blanshard at Fort EV 4-9318

**SMALL PENSION?**
Low Price
Low Tax
Low Upkeep

Six-year-old stucco, immaculate, comfortable. Oil range, fireplace, fully insulated. High, dry, good workshop, garage. Nice garden, young fruit trees.
Asking ..... $8400
Exclusive. Mr. Betts, EV 4-9318, EV 3-2998

**WE RECOMMEND**

This neat, attractive 4-room-plus utility, no bsmt, stucco bungalow, well located in the Shelbourne-Oaklands area, built-in radio included. Large separate garage, cement driveway and walks. Ideal for older or retired couples. Immaculate home, in perfect condition.
Asking ..... $7875
Call B. E. Porritt, EV 4-9318, EV 4-6152

**OAK BAY BORDER**
**$75 PER MONTH**

Tudor style, set well back on lovely treed lot. Wide vest hall, LR, FP, DR or family room, Lge kit, W220, dining area. Utility rm. Open staircase to 3 lovely bedrms and bath. H.W. heat, part basmnt. Taxes $146. Asking ..... $12,600
Ruth E. Hutcheson, EV 4-9318, GR 8-3836.

**$1500**
**DOWN — MAYBE LESS**

This is your chance to become the owner of this attractive white stucco bung. Large L-shaped living and dining room, fireplace, oak floors, modern kit with ample cupboards. Utility with laundry tubs. Pembroke bathroom, two nice size bedrooms, attached garage, landscaped lot. Be sure and see this.
Full price ..... $9950
Orval B. Twamley, EV 5-6701 anytime

MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

CITY, 4 RMS AND BATH. CASH required. $2,200. Price $3,600. Ask for Mr. Holland of Swinertons. EV 3-7181; res, EV 4-7659.

## 150 HOUSES FOR SALE

**NHA NHA NHA**
Low Down Payment
Large and Oak-Studded Lots
Post and Beam Construction

In conjunction with an outstanding contractor and moving into 1960 we offer for the first time these de luxe ultra-modern individual homes of character. Here is an opportunity to get away from the dull, plastered walls, and stucco exterior. There are a large number of excellent plans available, or they can be designed to suit your needs. Split-levels, four-levels, two-levels, Rancher. Floor area from 1,100 square feet up, square foot valuation excellent. Lots are well landscaped, oak trees, rockeries, close to bus and schools. For complete information on low down payment and details of plans
Phone Ed Saunders, EV 4-9458, Sundays and evenings.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates St., Victoria. EV 5-6741

**F. N. Cabeldu**
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

**NEW BUNGALOW CEDAR HILL**

Attractive 3-bedroom bungalow in quiet residential street, close to transportation and schools. Full basement, automatic oil hot-air heat. Down payment only $2,000 ..... $12,935
To view, call W. F. Garling, EV 3-7174. Res., EV 4-6887

**TRADE**

My client would like to have a newer and better house. He has a six-room bungalow at present, value about $9,000, and would like a trade for a modern 3-bdrm house with basement and space for RR. Will take over mortgage or pay cash for difference.
Call H. W. Blenkinsop

**HAYNES**

GLASGOW AVE.—Three rooms, bathroom, utility room, outside garage. Modern kitchen equipped with oil range. Pembroke bath. Good concrete foundation. Suitable for a couple.
Price ..... $5975

CLOVERDALE AVE. NEAR QUADRA—Well-built frame bungalow of living room with fireplace, two bedrooms, large kitchen, pantry with ample cupboards, small utility room and entrance hall. Full basement with coal and wood furnace. New copper waterline, wiring, roof and decoration. Large lot.
Price ..... $6500
Please ask for W. Jones, EV 3-8303.

ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

HURRY FOR THIS
**$1000 DOWN**
(60 DAYS POSSESSION)

Two-bedroom stucco bungalow, full basement, oil heat. Jubilee district. Only 4½ yrs old. Don't delay. This won't last.
Call Walter Amos, EV 4-6606

ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

**FOR YOU—NOW!**
**3 Bedrooms - Ideal Home**
**BRAND NEW**

This home is in beautiful modern styling situated in a wonderful location in a quiet cul-de-sac, yet convenient for transportation, shops and schools. Large electric cabinet kitchen, living room 14x20, dining room "L", heating Oil-O-Matic, insulated. Drive-in garage. This only needs seeing. Try your down payment of $3,000 on this de luxe home. We unhesitatingly recommend this modern home as one of exceptional desirability and value. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

**A. BERNARD & CO LTD**
629 Fort Street EV 4-9335

**MOVE RIGHT IN**

This desirable stucco bungalow is vacant. It is located in a high district of nice modest homes, near busline. The home has a thru hall. Living room with fireplace, oak floor. Large bright kitchen. Two good-sized bedrooms and bathroom. Full, clean-cut basement with new package unit, auto oil heating plant. Property nicely fenced. Good terms.
Full price ..... $10,900
Please call Mr. Francis, EV 4-9335, Res GR 9-4810

**Cadboro Bay**

$12,950—Picturesque bungalow full of personality and charm. Living room with open fireplace, 2 bedrooms with w-w carpeting, den or study with w-w carpeting and SEA VIEW, attractive large kitchen, combination sun room and dining room also with sea view. HOT WATER OIL HEAT. Full basement and drive-in garage. Delightful garden with evergreens, fruit trees, shrubs and perennials. This entire property is in spotless condition. Although we require a substantial down payment, it will sell on sight. Please phone EV 4-9827 anytime. S. Hargrave, Realtor.

**$850 DOWN**
**3 BEDROOMS**
**NEW N.H.A.**
ONE ONLY

3-bedroom basement home to be built in the Hazltain district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232, Douglas Hawkes & Co., 817A Fort Street.

$8200—4.7 acres. Subdivision possibilities.
$11,300—Attractive stucco, 5 rooms, oil heat, double garage, $3,000 cash.
$12,500—Modern stucco, 4½ rooms, basement, hot water heat, large lot, $3,000 down.
$19,900—Duplex. Very attractive, new, must be seen. Fully modern. Terms.
$22,000—Modern duplex, built only 5 years. P. Marconi, EV 2-8111, EV 4-6828.
CANADA TRUST

**LOW TAXES**

Cute bungalow, $1,500 plus $60 per month will buy you this lovely six roomed bungalow. Floor area 900 sq. ft., lot 60x120. 2 bedrooms, living room den, plus oil heater gas heater and kitchen range. A magnificent garden with fruit trees, flowers, shrubs. It is close to transportation and shops, situated in Fernwood. Why pay rent? Full price is only ..... $6780
Ring K. J. WILLIAMS, GR 8-3718 or EV 5-6741 and hurry, it won't last long. Northwestern Securities of Victoria Ltd.

LANGFORD LAKE WATERfrontage. Leigh Rd. Two-bedroom bungalow, large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now. $8,250. Terms ½ cash. EV 3-6011 days; GR 7-1135 eves and Sunday.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, your local agents. GR 8-1729 Langford.

## 150 HOUSES FOR SALE

**NORTH OAK BAY**
**EXECUTIVE HOME OF SOLIDITY AND COMFORT**

ESPECIALLY DESIGNED FOR ENTERTAINING AND PLEASANT LIVING, WHICH I AM SURE WILL PLEASE THE MOST DISCRIMINATING PURCHASER

Accommodation comprises 3 BEDROOMS, DEN, DINING ROOM, 2 BATHROOMS, full cement basement, drive-in garage. EXCELLENT VIEW. Landscaped, etc. ($17,000 DOWN.)
Full price ..... $29,800
EXCLUSIVE LISTING
(First time on market.)
L. H. Rands, EV 3-4117; Res., EV 2-8980.

**NEWPORT AVE.**

Attractive stucco bungalow, close to sea and golf course. Large living room, guest-size dining room, 2 twin-size bedrooms, electric cabinet kitchen, full high cement basement, oil hot water heat, large rumpus room, fireproof garage. In spotless condition, on beautiful landscaped and secluded grounds. Exclusive, by appointment only.
Price ..... $18,000
Call Mr. Amos, EV 2-9787
LEACH & SPARKS

**THREE (Not Two)**
**$10,500**
**NEW**

Full basement bungalow which features a new floor plan to offer the following features at this LOW, LOW, price.
1. Spacious LR with special fireplace and dining "L".
2. Cabinet kitchen, hardwood cupboards.
3. Colored Pembroke bath!
4. Three bedrooms, one panelled for DEN.
5. Full basement, drive-in garage, oil heat, space for rumpus.
This is the FIRST of fifteen similar homes. EXCLUSIVE with Phil Simpson of Town & Country Homes Ltd. Let us discuss terms today. EV 2-7276 or EV 5-5542.

**KING REALTY**
Weiler Bldg.
609 Broughton St. EV 2-2131

**BUILD NHA**
**1,460-FT. BASEMENT**

A HOME THAT IS DIFFERENT, DESIGNED AND BUILT BY CARLOS BELLAGENTE ON SEWER. $12,000 NHA MTGE. LOT INCLUDED.
ONLY ..... $15,700
Lee Halberg, EVES. EV 3-8510

**NHA RANCHER**
**$76 A MONTH**

1,460 sq. ft. with 3 large bedrms, 13x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN.
ONLY ..... $14,700
Lee Halberg, EVES. EV 3-8510

**"CADBORO BAY"**

You will appreciate the "WIFE FEATURES" in this modern bungalow home in a wooded, view area—mahogany kitchen to save your steps, smart thru-hall design for convenient housekeeping and that "ALWAYS TIDY" look. Spacious "WALK OUT" rumpus room, oil heat of course. Yes three bedrooms. Priced right on terms ..... $17,800
Call MRS. WELLINGS, EV 5-6741 or GR 7-2769. Northwestern Securities of Victoria Ltd.

**BUILD NHA**
No Down Payment?
Own Your Lot?
Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232, Douglas Hawkes & Co., 817 A Fort Street.

**NHA**
**$2000 DOWN**

Brand new 3-bedrm NHA home, close in and on sewer. Near schools and shopping. Thru-hall plan, L-shaped LR and DR, cab elec kit with fan and other features, oak floors, open-tile fireplace, full cem bsmt, with loads of room for rumpus, oil heat, D-I garage. Very attractive looking home. If full down payment not available enquire anyway. Further information from
Geo. Hall, Full price ..... $13,500
Morey & Johnstone
3244 DOUGLAS ST.

**$1000 DOWN**

Cute and cosy, full-basement bungalow on nice residential avenue. 2 nice bedrooms, lovely fireplace living room and small work-saver kitchen. 2 fruit trees in nicely landscaped yard and separate garage. Don't let the terms fool you—you will be proud you bought this one. Call BILL HODGSON, EV 5-6741 or EV 5-8963, Northwestern Securities of Victoria Ltd.

**"OAK BAY PROJECT"**

Buy this 5-room house for $1,500 down, and you've taken the first step toward owning a double lot zoned for duplex building. Nestled among nicer homes and sea view this could be a wonderful opportunity for an investor or contractor. For more information and appointments call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852

NEAR THE SEA
Choice Fairfield family home, not new but in excellent condition. LR, DR and kitchen down and 3 BR and bath up. New wiring, new roof, and the very best of automatic oil heating systems. Full price, $8,950, with down payment of $4,200. Eves. EV 4-5894.
BAYNE & TODER AGENCIES
EV 2-1123 749 Fort St.

LOW PRICED, CLEAN HOME 3 bedrooms, large living room, family-sized kitchen; basement. Tax $61. Owner's equity approximately $1,300, monthly payments $65. Willing to arrange terms at $6,000. Lee Hallberg, eves EV 3-8510, King Realty, EV 2-2131.

CHARMING 3-BEDRM RANCH-type bungalow. No basement. Modern in every respect and in spotless condition. Beautifully landscaped lot. Price $12,950. Victoria Press, Box 812.

5-ROOM BUNGALOW, RUMPUS room, garage, Oil-O-Matic, heat, nice corner Fairfield, owner, $13,000 net. EV 3-6327.

## 151 COUNTRY HOMES AND PROPERTIES

SALT SPRING ISLAND
Waterfront Lots—½-1½ acres Serviced—$500 down—Easy balance
For Real Estate and Insurance on all Gulf Islands contact
SALT SPRING LANDS LTD.
Phone 52, Ganges, B.C., N.-167

PENDER ISLAND PROPERTY, homes, 1½ hrs. from Victoria. Owner, EV 3-7314, 970 Tattersall.

## 153 WANTED TO BUY —HOUSES

**VIC WEST WANTED**

Client must live in Victoria West to be close to his work. Needs 2 bedrooms. Will make substantial down payment—what offers? Call RACHEL RUSSELL, EV 5-6741 or EV 5-4140. Northwestern Securities of Victoria Ltd.

**BUNGALOW WITH BASEMENT SUITE**

CLIENT ARRIVING SATURDAY REQUIRES GOOD BUNGALOW WITH SELF-CONTAINED BASEMENT SUITE. PREFER PORTAGE INLET AREA, BUT OTHER DISTRICTS CONSIDERED IF PROPERTY SUITABLE. FOR IMMEDIATE ATTENTION PLEASE CALL MRS. McLEAN, EV 4-9335; Res., EV 4-6867.
A. BERNARD & CO. LTD.

**UNIQUE??**

Three-bedroom, Tudor-style home with character in Oak Bay; 2 months' possession.
IMMEDIATE and CONFIDENTIAL INSPECTION CASH DEAL
If you are going to sell a home of this type—CALL ME NOW
D. E. Wilkinson,
EV 4-8124; res. Sidney 632

PEMBERTON, HOLMES LTD.
1002 Government Street

**WANTED 1½ TO 2½ ACRES**

With 2 or 3-bedroom house anywhere within 7 miles, prefer Gordon Head or Cedar Hill (Cross-road) area. For immediate attention phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828 anytime.

**CASH CLIENT**

Large residence, Uplands, Queenswood or comparable area. At least 4 bedrooms for family of 3 and 2 servants. Seclusion and view desirable. Price range $50,000-$90,000. Possession end of June.
Phone office, EV 3-9413
Evenings, Mrs. Waters, EV 5-2347

FRASER BISCOE
750 Pandora Ave.

**GONZALES or UNIVERSITY DISTRICT**
3-Bedroom Home Needed Now

This is urgent. Immediate inspection. Genuine clients. C. Mallett, EV 2-2157 anytime. WESTERN HOMES LTD.

MY CLIENT WILL pay up to $12,000 cash for your nicer older home. Must be close to shopping and transportation and have 3 bedrooms plus dining room. If your home fits this description, call ETHEL HARVEY, EV 5-6741. NORTHWESTERN SECURITIES OF VICTORIA LTD.

**$ URGENT $**

SIDE-BY-SIDE DUPLEX AND TRIPLEX WANTED IMMEDIATELY. Large down payments. Phone JACK BROWN, office EV 4-8124, Res 4-4976, or JACK MIDDLETON, Res GR 9-4327.
PEMBERTON, HOLMES LTD.
1002 Government Street

**"$7000"**

I have a client who will pay up to $7,000 cash for an old or new home. Large or small close in or out of town. Call HOMER M. SMITH at EV 5-6741 or GR 7-1951 anytime. Northwestern Securities of Victoria Ltd.

**HAVE YOU**

A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

I WOULD BE PLEASED TO CALL ON YOU to discuss such matters as the possible price, terms, etc., you may expect to get from the sale of your home or property. Remember IT COSTS YOU NOTHING till we sell your home, then you pay 5% commission based on the sale price. Please call Leonard Thomas at Douglas Hawkes and Co., 817A Fort Street. EV 4-7128 (Residence EV 3-5685

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 831 Fort Street. EV 2-4312; eves. EV 3-3640

A 3-BEDROOM HOME WITH character. Buyer will consider Oak Bay or Rockland area. Must have basement and possibilities for rumpus room. Will go up to $22,000 (cash). Possession to suit vendor. Bel Shragge, eves. EV 2-8802.
KING REALTY EV 2-2131

I HAVE $3,700 CASH TO PAY down on a good 2 or 3-bedroom home. My client will act immediately. Call Bill Hodgson. Phone EV 5-6741. Northwestern Securities of Victoria Ltd.

$12,000 CASH
For 5-room modern bungalow or as down payment on side-by-side duplex in Fairfield, Oak Bay or Esquimalt. Phone EV 2-6241 or EV 5-1831, ask for Mr. Kemp, Dalby & Co.

TO SELL Y